K 2859

WARRANTY DEED — READ E. FOLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of - - - - - - - - - - - - - $10.00 - TEN AND NO/100 - - - - - - - - - - - - - DOLLARS ($ 10.00),

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

We, A. B. Ivey and wife, Doris C. Ivey,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James K. Summers and wife, Regina Ruth Summers, their

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Siegrist Subdivision, of record in Book 2330, page 131, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 2 fronts 64 feet on the westerly side of 53rd Avenue, North and runs back 87 feet on the southerly line and 109 feet on the northerly line to a curved line in the rear on which it measures 66.9 feet.

Being part of the property conveyed to A. B. Ivey and wife, Doris C. Ivey, by deed from Carl S. Siegrist and wife, Ruby C. Siegrist, of record in Book 2709, page 119, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 23rd day of December, 1958.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named A. B. Ivey and wife, Doris C. Ivey

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this, the 23rd day of December, 1958

My commission expires: MAY 8, 1961

Notary Public

WARRANTY DEED

From
A. B. Ivey et ux

To
James K. Summers et ux

KIMBROUGH-PHILLIPS COMPANY

[illegible] Book 2859 Page 585
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.50
JAMES P. WILSON, Register



PG 587